Address: 2, Ashbourne Croft, Cleckheaton, BD19 5JF

About the application

Application number: 2024/92727	
What is the application for?:	Amended Proposal: Erection of residential development 43 dwellings with associat
Address of the site or building:	Land adjacent to, Ashbourne Drive, Cleckheaton
Postcode:	LS23 7BA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

FORMAL OBJECTION – PLANNING APPLICATION 2024/92727

Owners of 2 Ashbourne Croft – Proposed 67 dwellings

We are the owners of 2 Ashbourne Croft and wish to object to this application because of its direct impact on our home and the wider effects on local roads, green space, the environment and infrastructure.

1. Rear garden, privacy and residential amenity

The proposed development would be directly behind our small rear garden, replacing the open fields that currently provide privacy, openness and separation from neighbouring properties. The height, position and proximity of the proposed dwellings could cause overlooking, loss of privacy and an overbearing effect, reducing our enjoyment of our home and garden.

2. Highway capacity and Quaker Lane

Quaker Lane already experiences traffic and parking pressures associated with football matches at Liversedge FC, alongside normal residential traffic. The additional 67 homes would generate construction traffic initially and permanent residential traffic once occupied. We are concerned about congestion, restricted vehicle movements, pedestrian safety, parking and emergency access. Traffic assessments should reflect realistic busy periods, including football match days where relevant, and consider cumulative impacts on the roads and junctions affected.

3. Existing solar panels

We have solar panels on the first-floor extension on the side of our property facing the proposed development. New buildings could obstruct sunlight and reduce their electricity generation. The potential shading impact should be assessed using the

electricity generation. The potential shading impact should be assessed using the proposed building heights, positions, ground levels, orientation and the sun's path throughout the year.

4. Loss of agricultural fields and open countryside

The site currently comprises open fields used for cattle grazing. Their replacement with 67 homes, roads and infrastructure would permanently change the local landscape and remove the open land immediately behind our home. The loss of agricultural land, countryside character and the contribution these fields make to the surrounding environment must be properly considered against relevant planning policies.

5. Ground stability and historic coal mining

Given the area's historic coal mining and the potential for mine workings, shallow coal seams, unstable ground or ground-gas risks, we are concerned about the suitability of the site for development. Excavation, foundations, retaining structures, changes in ground levels and drainage could present risks if ground conditions are not adequately investigated. The potential effects on neighbouring land and existing properties must be properly assessed.

6. Construction disturbance

Construction immediately behind our home could cause prolonged noise, dust, vibration and disruption, alongside heavy vehicles, deliveries, contractor parking and mud on local roads. These effects could significantly affect our residential amenity. Appropriate controls are needed for working hours, dust and noise suppression, vibration, construction routes, parking, road cleanliness and complaint monitoring.

7. Ecology and biodiversity

The existing fields, hedgerows and field margins may provide habitats and wildlife routes. Their removal could cause habitat loss or fragmentation. The adequacy of ecological surveys, identification of protected species, biodiversity impacts and the effectiveness of proposed mitigation and landscaping should be properly assessed.

8. Cumulative impact of the Westgate development

Approximately 180 homes are already under construction off Westgate, on a separate site that borders green space elsewhere in the wider area. Together with the proposed 67 dwellings, this represents approximately 247 homes across the wider area. We are concerned about the cumulative loss of open land, changes to the area's character and additional pressure on local infrastructure. The Westgate development should be considered in highway assessments where its traffic affects the same roads or junctions, as well as in any relevant assessment of cumulative environmental and infrastructure impacts.

Conclusion

We respectfully request that Kirklees Council:

Protect existing residents: Assess the direct effects on 2 Ashbourne Croft, including privacy, overlooking, building height, separation distances, garden amenity and solar-panel shading.

Assess highway safety: Require robust evidence addressing Quaker Lane, Liversedge FC traffic, construction movements and relevant cumulative traffic impacts.
Investigate ground conditions: Ensure historic mining, stability, foundations, ground gas and drainage risks are satisfactorily assessed.

Control construction impacts: Secure appropriate measures to minimise noise, dust, vibration, traffic and disruption.
Protect the environment: Assess the loss of grazing fields, landscape character, wildlife habitats and biodiversity.

Consider cumulative development: Assess the relevant combined effects of the Westgate development and other development on green space, roads and infrastructure.

We recognise the need for housing, but development must be appropriate to its location and must not cause unacceptable harm to existing residents or the surrounding environment.

We ask the Council to refuse planning permission if the identified harms cannot be satisfactorily addressed through appropriate amendments or enforceable planning conditions, and to ensure this objection is formally recorded against application 2024/92727.

Yours faithfully,

The owners of 2 Ashbourne Croft